149.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,200 / 728,200
					USE VALUE:	728,200 / 728,200
					ASSESSED:	728,200 / 728,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOI EUGENE D &
Owner 2:	ROBSON CHRISTY S
Owner 3:	
Street 1:	53 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLY GERALDINE -
Owner 2:	-
Street 1:	53 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,308 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1730 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4308.000	357,700	5,300	365,200	728,200
Total Card	0.099	357,700	5,300	365,200	728,200
Total Parcel	0.099	357,700	5,300	365,200	728,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.92 | /Parcel: 420.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97772

GIS Ref

GIS Ref

Insp Date 06/27/18

!11611!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,700	5300	4,308.	365,200	728,200	728,200	Year End Roll	12/18/2019
2019	101	FV	269,400	5300	4,308.	365,200	639,900	639,900	Year End Roll	1/3/2019
2018	101	FV	267,900	2900	4,308.	323,500	594,300	594,300	Year End Roll	12/20/2017
2017	101	FV	267,900	2900	4,308.	271,300	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	267,900	2900	4,308.	271,300	542,100	542,100	Year End	1/4/2016
2015	101	FV	253,900	2900	4,308.	234,800	491,600	491,600	Year End Roll	12/11/2014
2014	101	FV	232,300	2900	4,308.	227,000	462,200	462,200	Year End Roll	12/16/2013
2013	101	FV	222,100	2900	4,308.	216,000	441,000	441,000		12/13/2012

PRINT

Date	Time
12/11/20	01:45:25

LAST REV

Date	Time
08/06/18	15:31:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11611

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY GERALDINE	61724-103		5/1/2013	Change>Sale	485,000	No	No		
	10807-87		4/29/1965		18,300	No	No		N

USER DEFINED

Prior Id # 1:	97772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2015	1745	New Wind	13,467					
11/8/2013	1658	Manual	6,000	C				
5/23/2013	730	Add Bath	36,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
4/15/2014	Measured	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
6/10/2013	Info Fm Prmt	EMK	Ellen K
12/30/2008	Meas/Inspect	336	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4308		Sq. Ft.	Site		0	70.	1.21	8			Topo	-5					365,244						365,200	

Total AC/HA: 0.09890 | Total SF/SM: 4308 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 365,244 | Spl Credit | Total: 365,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28444099
Const Adj.:	0.98990101
Adj $ / SQ:	165.291
Other Features:	111550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439421
Depreciation:	81732
Depreciated Total:	357688

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB	1				

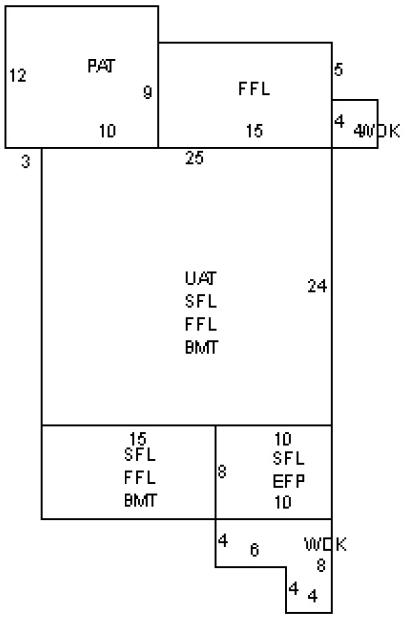
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.29
Special Features:	0	Val/Su Net:	126.26
Final Total:	357700	Val/Su SzAd	216.13

SUB AREA

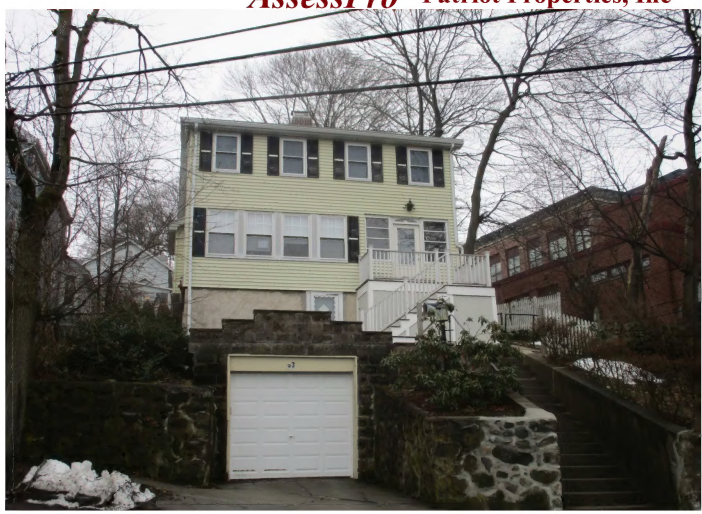
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	855	165.290	141,324
SFL	Second Floor	800	165.290	132,233
BMT	Basement	720	49.590	35,703
PAT	Patio	156	4.610	719
UAT	Upper Attic	150	79.340	11,901
EFP	Enclos Porch	80	60.640	4,851
WDK	Deck	72	15.840	1,140
	Net Sketched Area:	2,833	Total:	327,871
Size Ad	1655	Gross Are	3283	FinArea 1730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700
22	Wood Deck	D	Y	1	6X18	A	AV	2018	15.26	T	5	101			1,600			1,600

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300